



# **Leiper's Fork Special Area Plan**

**Public Open House  
11.16.2010**



# Meeting Objective

- To provide the public with a better understanding of:
  - The Special Area Plan process
  - Their role in the Special Area Plan



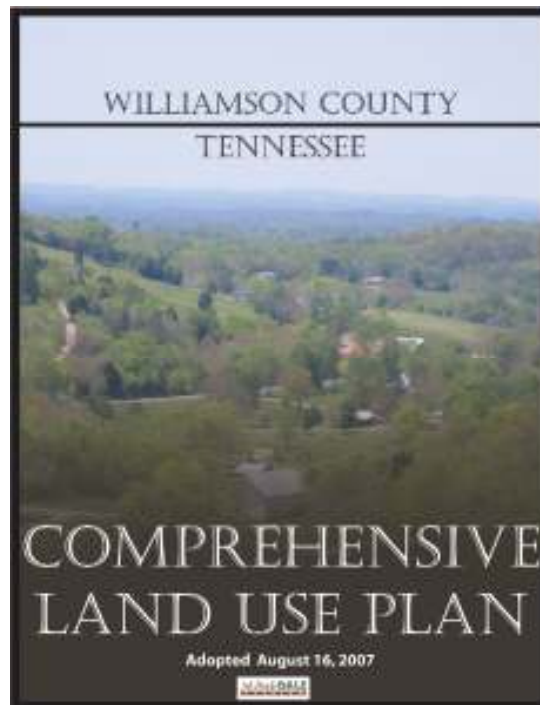
# Special Area Plan

- Relationship to Comprehensive Plan
- Scope/Process
- Public's Role
- Next Steps



# Relationship to Comp Plan

- 2007: County approves Comprehensive Land Use Plan





# Relationship to Comp Plan

- What is the Comprehensive Plan?
  - A guide for the future development of the County;
  - Guides public decisions about land use and public facilities; and
  - Forms the basis for implementation of tools to make the plan a reality



# Relationship to Comp Plan

- **Comprehensive Plan identified 5 land use categories:**

- Rural Preservation & Rural Development
- Hamlet
- Village
- 840 Center
- Suburban Infill and Conservation



# 4 Villages Identified in Comp Plan

- o College Grove

- o Grassland

- o **Leiper's Fork**

- o Triune



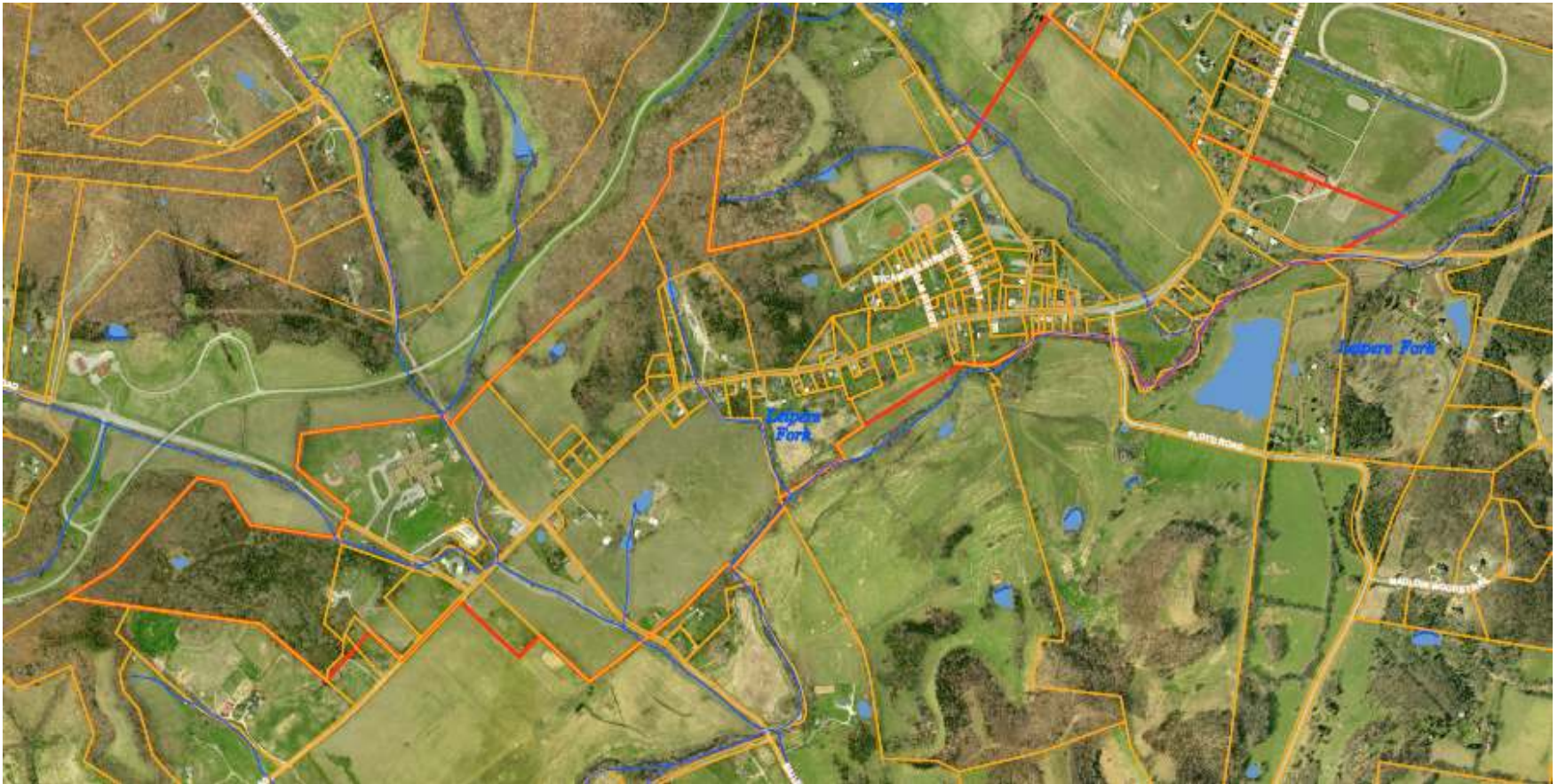
# What is a 'Village?'

- Crossroad community of historical significance
- Limited infrastructure
- Located in areas with increased growth pressure
- Compact development pattern
- Broader mix of uses than other areas





# Leiper's Fork Village





# The Special Area Plan

- The purpose of the Special Area Plan:
  - Articulate a shared vision for the community;
  - Based on community values;
  - Identify specific goals & strategies;
  - Provide more specificity (than the Comp Plan) to a defined area due to its uniqueness; and
  - Identify appropriate land uses and infrastructure needs



# The Special Area Plan

- End result of Special Area Plan:
  - Provide a vision to guide future land use / development decisions; and
  - Provide recommendations / serves as the basis for tailored development standards



# Special Area Plan Process

- **Phase 1:** Research, Inventory and Assessment
- **Phase 2:** Establishing Vision, Goals & Objectives
- **Phase 3:** Creation and Presentation of Draft Plan
- **Phase 4:** Adoption / Endorsement Process



## Phase 1: Research, Inventory and Assessment

- Data gathering
- Formation of Citizens Advisory Committee
- Citizens Advisory Committee Meetings



## Phase 2: Establishing Vision, Goals & Objectives

- **Public Open House**
- **Public Involvement Meeting #1**
  - **Staff Presentation**
  - **Identification of Issues Exercise**
- Categorization of Community Issues



## Phase 2: Establishing Vision, Goals & Objectives

- Citizens Advisory Committee Meeting
- **Public Involvement Meeting #2**
  - **Ranking of Issues Exercise**
  - **Identification of Goals Exercise**
- Creation of Draft Vision Statement and Goals



## Phase 2: Establishing Vision, Goals & Objectives

- Citizens Advisory Committee Meeting #4
- **Public Involvement Meeting #3**
  - **Feedback on Draft Vision Statement and Goals**
  - **Discussion regarding Objectives**





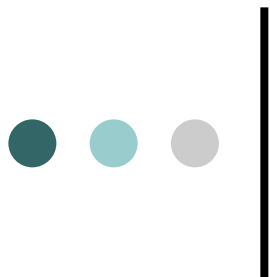
## Phase 3: Creation and Presentation of Draft Plan

- Development of Draft Plan
- Citizens Advisory Committee Meeting
- **Public Involvement Meeting #4**
  - **Present Draft Plan**
  - **Public Feedback**
- Revise Draft Plan

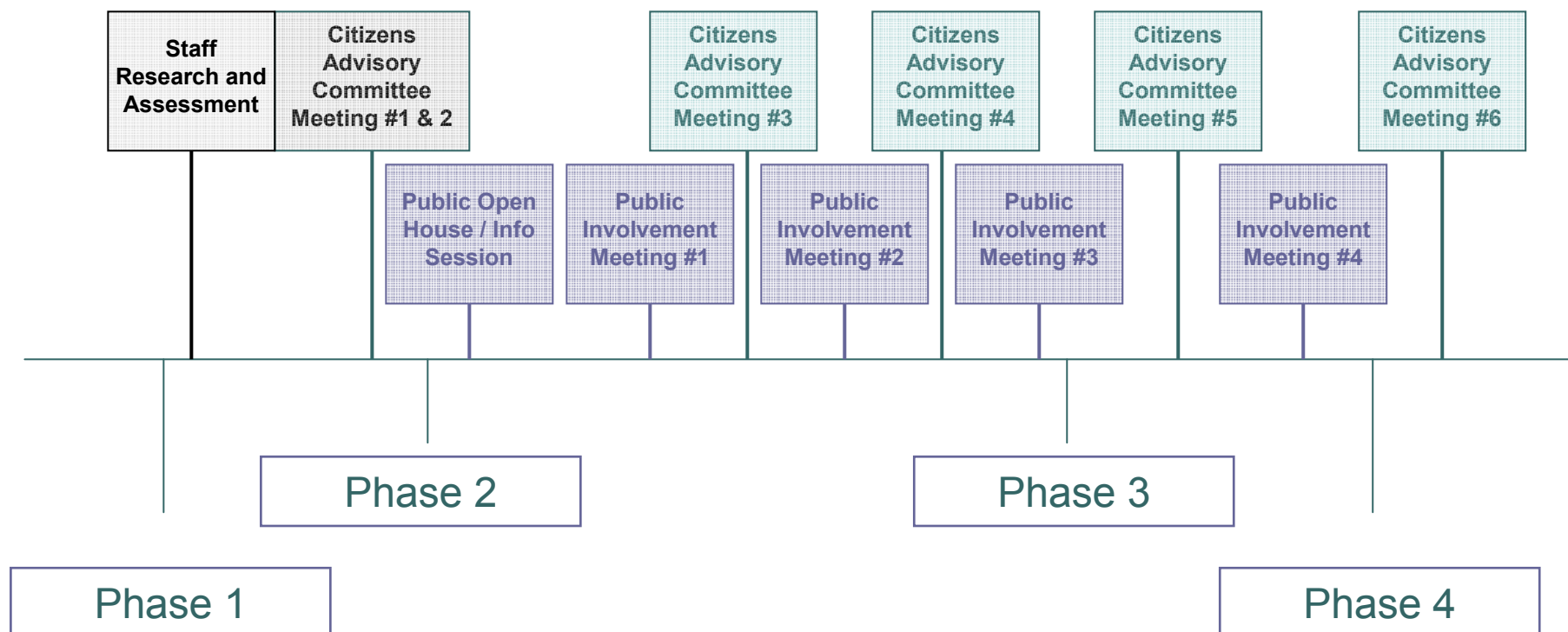


## Phase 4: Adoption / Endorsement Process

- Citizens Advisory Committee Meeting
- **Adoption by Planning Commission**
- **Endorsement by County Commission**



# Timeline



**Leiper's Fork Special Area Plan**



# Public's Role

- The public's role is to:
  - Attend the Public Involvement meetings
  - Provide input throughout the process
  - Help involve other citizens in the Plan's process



# Citizens Advisory Committee

- Purpose and Role:
  - To serve as a sounding board for both Staff and the public
  - Liaison between the citizens and Staff
  - To ensure the Plan accordingly reflects community input



# Next Steps

## Public Involvement Session (#1)

- Tuesday, December 7 (6:30 – 8:30 p.m.)
- Hillsboro Elementary School
- **Objective: To identify issues facing the Leiper's Fork Village**
- **To discuss your vision for the Village**



# Questions?

